QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 856304 DEEDQC
05/17/2022 08:24:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220517-0056326

LB-QCD-22-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
22 Developments, LLC, a Tennessee limited liability company	**22 Developments LLC**	
(NAME)	(NAME)	**092-15-0-120.00**
209 and 217 22nd Ave North,	**781 Brook Hollow Rd**	**092-15-0-115.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a tract of land lying in Davidson County, Tennessee, also being Lots 5-9, Elliston Plan, as of record in Book 161, Page 43, at the Registers Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at a pk nail set at the intersection of the southerly right-of-way line of State Street and the westerly right-of-way line of 22nd Avenue North;

Thence with the westerly right-of-way line of 22nd Avenue North, South 30 deg 46 min 49 sec East, 251.38 feet to a pk nail set at a corner common with Cooke/Wilson Properties, as of record in Book 9918, Page 576, at said Registers Office;

Thence with the northerly property line of Cooke/Wilson Properties, South 59 deg 10 min 00 sec West, 144.30 feet to an iron rod set on the easterly right-of-way line of an Alley, 12 feet in width;

Thence with the easterly right-of-way line of said Alley, North 30 deg 38 min 05 sec West, 252.03 feet to a pk nail set on the southerly right-of-way line of State Street

Thence with the southerly right-of-way line of State Street, North 59 deg 25 min 26 sec East, 143.66 feet to the point of beginning, containing 36,240 square feet (0.83 acres more or less)

Being the same property conveyed by Special Warranty deed to 22 Developments LLC, a Tennessee limited liability company from Johnathan B. Pennington, as Successor Trustee of the 1975 Thomas Guv Pennington Trust, of record in Instrument No. **20180413-0035213,** in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty deed from NoTrump Properties, LLC, a Tennessee limited liability company, of record in Instrument No. **20180413-0035214,** in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim deed to 22 Developments LLC, a Tennessee limited liability company from NoTrump Properties, LLC, a Tennessee limited liabilty company and Jonathan B. Pennington, Trustee of the 1975 Thomas Guv Pennington Trust, of record in instrument No. **20180413-0035215**, in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **209 and 217 22nd Ave North, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 13th day of Friday, 2022.

22 Developments, LLC, a Tennessee limited liability company

BY: _____
Janak Patel
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JANAK PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of 22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the .

_____
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

_____

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